118.0	0002	0007.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	641,300 / 641,300
					USE VALUE:	641,300 / 641,300
					ASSESSED:	641,300 / 641,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		ELWERN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGER BARRY S --ETAL
Owner 2:	SINGER ELIZABETH M
Owner 3:	
Street 1:	27 ELWERN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5609.000	229,500		411,800	641,300
Total Card	0.129	229,500		411,800	641,300
Total Parcel	0.129	229,500		411,800	641,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.95 | /Parcel: 392.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75867

GIS Ref

GIS Ref

Insp Date 12/01/18

!9143!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0002-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,500	0	5,609.	411,800	641,300		Year end	12/23/2021
2021	101	FV	221,500	0	5,609.	411,800	633,300		Year End Roll	12/10/2020
2020	101	FV	221,500	0	5,609.	411,800	633,300	633,300	Year End Roll	12/18/2019
2019	101	FV	188,300	0	5,609.	405,900	594,200	594,200	Year End Roll	1/3/2019
2018	101	FV	188,300	0	5,609.	311,800	500,100	500,100	Year End Roll	12/20/2017
2017	101	FV	188,300	0	5,609.	294,100	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	188,300	0	5,609.	270,600	458,900	458,900	Year End	1/4/2016
2015	101	FV	176,500	0	5,609.	253,000	429,500	429,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:32:56

LAST REV

Date	Time
09/03/19	14:14:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20231-318		11/1/1989		208,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2013	1018	Manual	2,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	Meas/Inspect	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
12/10/2008	Meas/Inspect	294	PATRIOT
2/15/2000	Meas/Inspect	270	PATRIOT
9/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75867
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5609		Sq. Ft.	Site		0	70.	1.05	6									411,790						411,800	

Total AC/HA:	0.12876	Total SF/SM:	5609	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,790	Spl Credit		Total:	411,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	148.118
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332599
Depreciation:	103106
Depreciated Total:	229493

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

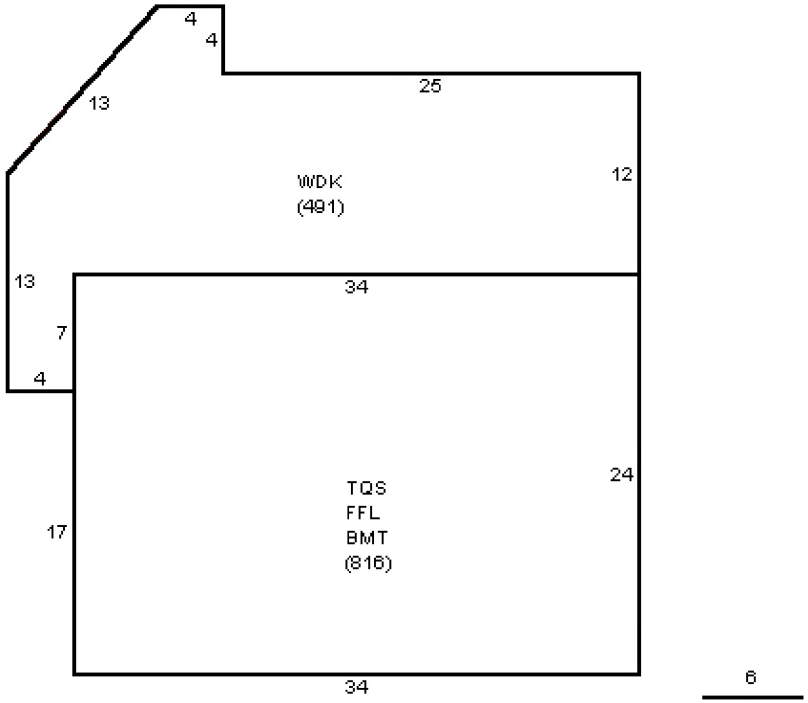
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.12
Special Features:	0	Val/Su Net:	83.91
Final Total:	229500	Val/Su SzAd	160.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	51.660	42,151
FFL	First Floor	816	148.120	120,864
TQS	3/4 Story	612	148.120	90,648
WDK	Deck	491	8.020	3,936

Net Sketched Area:	2,735	Total:	257,599
Size Ad	1428	Gross Area	2939	FinArea	1632
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

118.0-0002-0007.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	